

MINUTES
PUBLIC BUILDING COMMISSION
TUESDAY, MAY 12, 2015, 1:30 P.M.
BILL LUXFORD STUDIO - ROOM 113
COUNTY CITY BUILDING

PRESENT: Linda Wilson, Roma Amundson, Jonathan Cook, Jon Camp

OTHERS PRESENT: Don Killeen, Jeff Kirkpatrick, Bob Walla, John Kay, Jon Wyles, Jerry Witte, Jim Kohmetscher, Tony Brock and Margaret Bohy

The meeting of the Public Building Commission was called to order by Vice Chairperson Linda Wilson and the location of the Nebraska Open Meetings Act was announced.

Camp moved and Cook seconded a motion to approve the minutes from the April 14, 2015 Public Building Commission meeting. The motion passed.

Linda Wilson honored Jonathan Cook for his 12 years of service to the Public Building Commission. She thanked him for his many accomplishments especially for saving the "K" street building a few years back. She awarded him with a certificate for his service. Jonathan Cook expressed his gratitude and thanked the Board. Cookies were served in Cook's honor.

John Kay, Sinclair Hille Architects, gave an update of 605 building. He reported a lot of coordination of phases and the Sally Port is moving forward with a closing date of July 31 or August 4, 2015. NGC met with Sinclair Hille and they are starting June 22nd with the demo. All companies are working well together and they will have weekly coordination meetings with all companies involved. Demo scheduled to be done December 22, 2015 then will be ready for phase 3.

Application for payments for Accurate Controls for \$6, 309.60 and Cheevers Construction for \$324, 963.00 were presented and Amundson motioned to approve and Cook seconded the motion. The motion passed.

The Board had a quick discussion on the Benesh building and updating the name. It will now be referred to at "825 J Street" location. John Kay, Sinclair Hille along with Jon Wyles, BVH gave an updated set of plans to the board for the Crisis Center. There was discussion on parking for visitors and adding West lot to assigned employee parking. The Lower Level of 825 J Street will only be partial of the total building. There will be the storage and mechanical area and then one large room approximately 2700 SF for a future tenant. There was explanation of the enter/exit areas for the 2nd/emergency exit of the basement tenant thru the Administration area of the Crisis Center. There will be no windows in the basement space as it is all below grade. On the main floor it was discussed that the building was built & added on during several years. There will be an Administrative Area, the hearing room & exercise area will be between the Admin area and the client holding area. An outdoor confined area was added and a new roof will be required. There was explanation that the bidders on this project might be very few at this point. The timing of the bid is not optimal. They are estimating that the bids will come in at 2.2-2.5 million because of the building requirements and the holding area required for the clients. They would like to go to bid before the next PBC meeting so they asked for approval to send out bid advertising by June 1, 2015 pending the completion of the plans. Jon Camp motioned for the approval and it was seconded by Jonathan Cook. The motion passed.

The requested change orders are as follows with complete descriptions on backup documentation.

- 1a. Office furniture coordination-working with AOI to bring in the electrical necessary.
2. Change in 2nd exit area.
3. Remove ceiling in electrical rooms to manage easier & adjust light accordingly.
4. Fiber optic line credit.
5. Repair for concrete that was damaged when removing pre-cast. Added reinforcement.
6. New door to accommodate a larger opening requirement.
7. Additional plaster repair work for additional demo needed for mechanical work.

8. Additional lights in central stairwell.

Don Killeen asked for #7 to be approved with the understanding that #7-plaster repair work cost to be lowered and not to exceed proposed amount. There was also an approval for the extension for Cheevers & Accurate Controls to complete the work until August 4, 2015. Jonathan Cook motioned that these change orders are approved with the understanding that #7 to be lowered in cost if possible & to not exceed stated price & the contracts be extended to August 4, 2015. Roma Amundson seconded the motion & the motion carried.

There was discussion on interim financing and it's been decided that they will need funding to keep the project going forward. The PBC is asking for approval to go forward with negotiating deals with US Bank for interim financing pending Jeff Kirkpatrick & Mike Rodgers review and approval. Roma Amundson moved to approve to move forward with Kirkpatrick & Rodgers approval of final documents. Jonathan Cook seconded and the motion carried.

Jon Camp moved to approve General Vouchers for April 2015, Jonathan Cook seconded the motion. The vote carried.

Jerry Witte gave feedback on the Hirsch Training that took place May 4-6, 2015. He said he felt very confident on the knowledge they gained and the updates to the system that was made while Hirsch was here.

Tony Brock did research on re-lamping the CC building to LED's. He provided the board with the costs as well as the LES incentive plan. Tony is able to perform the labor of re-lamping so the only costs would be the hardware. Several options about when to replace the bulbs were discussed. It was also discussed that Tony would keep the working ballasts & bulbs to use in other buildings when needed. The brightness of the bulbs was discussed and it was explained that we would replace with the watts necessary to keep current brightness of the building uniform. Tony Brock was thanked by Don Killen for taking the initiative to move forward in this project and get the pricing together. Jonathan Cook moved to Re-lamp the County City building with the LED lighting to take advantage of the LES incentive. Roma Amundson seconded the motion and the motion carried.

Jeff Kirkpatrick explained that recently we had someone entering the CC building with threatening behavior. Jeff had discussed at the time with Don Killeen that it might be beneficial to have a policy to ban temporarily individuals due to behavior, example intoxication, threatening behavior. The person would then receive a letter stating the policy and the time they are temporarily banned from the declared building could also allow for an appeal process. The County currently does not have a policy and Jeff recommended the PBC create & approve a policy before we have an issue. The PBC board asked Jeff Kirkpatrick to move forward in creating a policy for the consideration of the board.

The approval for a Piggyback UNL Contract #2483-15-7215-Midwest Floor Covering, Inc & Piggyback US Commodities #4400003402, Office Furniture-Haworth, Inc. was motioned by Amundson, seconded by Cook. The motion carried.

The next meeting of the Commission is tentatively set for June 9, 2015.

With no further business, Amundson moved to adjourn the meeting which was seconded by Jonathan Cook. The vote carried unanimously.